



# Hiawatha Valley Education District

HVED District Office, 1410 Bundy Blvd, Winona, MN 55987

No. 61-6013 P: 507.452.1200 F: 507.452.3422 [www.hved6013.org](http://www.hved6013.org)

Page 1 of 5

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## HVED on ONE CENTRAL SITE **FACTS and FIGURES**

May 24, 2023

### WHY is it important for HVED to secure a central site?

- HVED has been searching for appropriate facilities throughout its 30+ year existence; and especially in the last ten years. HVED initiated a facilities study with Kraus-Anderson in 2018 which resulted in three options: 1. Build/Renovate one central site 2. Build/renovate two separate sites 3. Do nothing.

#### HVED SITES currently:

- HVED owns two (2) sites:
  1. District Office, 1410 Bundy Blvd., Winona, MN
  2. SAIL Behavior Program Site and PAES Lab-Kellogg, 51 Red School Lane, Kellogg, MN
- HVED leases three (3) sites: at a lease cost of \$57,441.09 per year (2022-2023).
  1. River Valley Academy ALC Program Site, within Minnesota State College SE, 1250 Homer Road, Winona, MN
  2. SPECTRUM Autism Program Site, within Hokah City Center, 200 Main Street, Hokah, MN
  3. PAES Lab, within Caledonia Area MS/HS, 825 North Warrior Lane, Caledonia, MN

#### Operational Costs?

Operational costs are multiplied by the various sites for various costs: garbage, cleaning, etc.

HVED is a PEOPLE BUSINESS resulting in current STAFFING realities:

- 75.8% of our FY23 adopted budget is dedicated to employee wages and benefits
- Because of the separate sites, the struggles in educational staffing are compounded within HVED:
  - staff isolation, disconnectedness, communications
  - double staffing, short staffing, emergency or crisis staffing

#### HVED Is Moving Forward to a Brighter Future!

- Meet the challenges through HVED's vision of *Exceptional Teams Empowering Exceptional Students*
- Unify our membership
- Solidify our collaborative efforts
- Capitalize on our collective membership
- Provide the necessary and productive programming for our highest needs and most at-risk students

### HOW does HVED secure one central site?

- Complete a new Joint Powers Agreement (JPA)
- Secure member district funding of a new central site
- Make project plans and complete construction of a new central site
- HVED's collective capacity is sufficient to accomplish this task!
- HVED's exceptional ability to create and sustain excellent programming for **all** students is reinforced!
- HVED's staff and students depend on us to move forward now!

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### *Exceptional Teams Empowering Exceptional Students*

CALEDONIA • CHATFIELD • DOVER-EYOTA • HOUSTON • LACRESCENT-HOKAH • LANESBORO • LEWISTON-ALTURA • MABEL-CANTON  
PLAINVIEW-ELGIN-MILLVILLE • RUSHFORD-PETERSON • ST. CHARLES • SPRING GROVE • WABASHA-KELLOGG  
BLUFFVIEW MONTESSORI CHARTER SCHOOL • RIDGEWAY COMMUNITY CHARTER SCHOOL • ROLLINGSTONE COMMUNITY CHARTER SCHOOL



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Page 2 of 5

**LOCATION:** Whole of Winona Mall, 1213 Gilmore, Ave., Winona, MN 55987

**PURCHASE COST:** \$4.5M **TENTATIVE CONSTRUCTION COST:** TBD **TOTAL COST:** TBD

## ACTION TIMELINE:

- 5.1.2023 HVED Facilities Negotiations Committee met with Attorney Christian Shafer, Architect Daniel Goemann, and Project Managers Chad Pike and Gary Benson to review public use, purchase agreement details, and concept draft of space.
- 5.3.2023 HVED Superintendents' Special Advisory Council Meeting to determine finance formula. **For a given year, the first 20% of debt service costs would be shared evenly amongst participating member districts. The remaining 80% would be allocated amongst participating member districts using a weighted average of pupil units and unduplicated child count.**
- 5.3.2023 Deb met with Chad Pike, Gary Benson, Daniel Goemann, to review big picture ideas and concept designs discussed on 5.1.2023.
- 5.11.2023 HVED Board of Directors hold a Special Meeting with Closed Session to determine negotiations of the Winona Mall.
- 5.17.2023 Negotiations Team meets to negotiate a new deal on the whole of the Winona Mall. Agreement is reached between HVED and the owner of the Winona Mall to purchase the entire Winona Mall property for \$4.5M.
- 5.19.2023 Dan Goemann, ISG Architect, organizes meeting to discuss design concepts for the whole mall. Deb extends an invitation to the HVED Building Project Committee Members and Negotiations Team to join the meeting.
- 5.23.2023 Meeting held with ISG, K-A and HVED representatives in attendance. Set May 31 for scanning of remainder of Winona Mall by ISG.
- 5.24.2023 Attorney provides a DRAFT copy of new HVED Joint Powers Agreement for review by the HVED Board of Directors.
- 5.24.2023 Attorney provides a DRAFT copy of HVED Purchase Agreement for review by the HVED Board of Directors.

## PROJECT TIMELINE:

Initiated	TASK	Completed
2.23.2023	1. Survey Property to establish the legal description (field work only)	3.21.2023
ASAP	2. Purchase Agreement (need property survey to move forward)	DRAFT on 5.24.2023
2.28.2023	3. Joint Powers Agreement for Purchase of Property process presented to HVED	DRAFT on 5.24.2023
ASAP	4. All Member District School Boards will be requested to adopt an updated JPA	

### *Exceptional Teams Empowering Exceptional Students*

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2.23.2023	5. Securing Zoning Authority, City of Winona (on-going; need survey/drawing)	
2.28.2023	6. Request HVED Board of Directors hire an architect for concept drawings	3.22.2023
5.23.2023	With the decision for HVED to purchase the entire Winona, the concept drawings must be adjusted accordingly. Meeting held with ISG Dan Goemann and Kyle Fisel, K-A Gary Benson and Chad Pike, HVED Dani Bruns, Kristin King-Aasum, Melissa Rose, Megan Laskaskie, Bradley Carlton, and Deb Marcotte.	
5.31.2023	Scanning of the north side of the Winona Mall.	
TBD	7. Minnesota Department of Education (MDE) Review (Kraus-Anderson)	
TBD	8. Issuance of Certificates of Participation (CoP) to Finance Project	
TBD	9. Construction begins	
2024-2025	10. Moving into new facility	

## DRAFT Allocation Per District for \$8.3M Project with repayment over 15 years:

\$8.3 Million Project (Excludes online PUN)

District	FY 24 ADM	Proportionate Share	Annual Lease Payment Allocation	Lease Levy Limit \$212/PU	Current Approved Leases	Remaining Regular Lease Levy Authority	Preliminary Pay 23 NTC	Lease Levy	Tax Rate	Estimated Annual Tax Impact Beginning in Taxes Payable 2024					
										\$50,000 Home**	\$100,000 Home**	\$300,000 Home**	\$5,000 Homestead Acre**	\$6,000 Homestead Acre**	\$7,000 Homestead Acre**
Chatfield	986.80	9.52%	\$81,523.19	\$209,202	\$2,894	\$206,308	9,678,706	\$81,523	0.008423	\$3	\$6	\$24	\$0.21	\$0.25	\$0.29
Lanesboro	446.80	4.34%	\$7,196.98	94,722	5,803	88,919	4,124,350	37,197	0.009019	3	6	26	0.23	0.27	0.32
Mabel-Canton	273.20	2.35%	20,145.63	57,918	694	57,224	4,717,911	20,146	0.004270	1	3	12	0.11	0.13	0.15
Rushford-Peterson	695.20	6.84%	58,577.18	147,382	2,061	145,321	7,247,425	58,577	0.008082	2	6	23	0.20	0.24	0.28
Houston	1,953.25	4.58%	39,217.77	414,089	54,500	359,589	4,545,193	39,218	0.008628	3	6	25	0.22	0.26	0.30
Spring Grove	381.60	3.65%	31,261.64	80,899	1,105	79,794	3,143,844	31,262	0.009944	3	7	29	0.25	0.30	0.35
Caledonia	785.60	7.79%	66,757.47	166,547	1,992	164,555	7,782,907	66,757	0.008577	3	6	25	0.21	0.26	0.30
La Crescent-Hokah	1,164.60	11.34%	97,135.74	246,895	3,435	243,460	11,018,552	97,136	0.008816	3	6	26	0.22	0.26	0.31
Dover-Eyota	1,236.40	11.24%	96,297.21	262,117	3,409	258,708	8,064,978	96,297	0.011940	4	9	35	0.30	0.36	0.42
Wabasha-Kellogg	539.00	5.09%	43,623.00	114,268	2,950	111,318	9,240,560	43,623	0.004721	1	3	14	0.12	0.14	0.17
Lewiston-Altura	668.00	7.10%	60,833.75	141,616	2,089	139,527	7,567,592	60,834	0.008039	2	6	23	0.20	0.24	0.28
St. Charles	1,156.80	10.70%	91,677.78	245,242	1,115	244,127	9,420,452	91,678	0.009732	3	7	28	0.24	0.29	0.34
Plainview-Elgin-Millville	1,601.20	15.45%	132,342.65	339,454	4,688	334,766	12,212,742	132,343	0.010836	3	8	31	0.27	0.33	0.38
	11,888.45	100%	\$856,590.00	\$2,520,351	\$86,735	\$2,433,616	\$0								

## Updated 5.11.2023 DRAFT Allocation Per District (without Houston) for \$6M with repayment over 15 years:

Note: Use the **District No.** column to see Tax Impact. The District list still includes Houston in the first column, but the information for ISD No 294 (Houston) has been removed. The information for each ISD No. is accurate for each District.

Hiawatha Valley Education District

May 11, 2023

Pay 2024 Lease Levy Capacity and Estimated Tax Impact for Lease Purchase Payments

Lease Purchase (COP) Options

15 Year Term

\$6 Million Certificate of Participation

District	ISD No.	Proportionate Share	Annual Lease Payment Allocation	Regular Lease Levy Limit \$212 per pupil	Current Approved Leases	Remaining Regular Lease Levy Authority	Estimate for Taxes Payable 2024 (5% growth)	Lease Levy	Estimated Annual Tax Impact Beginning in Taxes Payable 2024						
									\$50,000 Home**	\$100,000 Home**	\$300,000 Home**	\$5,000 Homestead Acre**	\$6,000 Homestead Acre**	\$7,000 Homestead Acre**	
Chatfield	227	9.08%	\$51,874.43	\$209,202	\$2,894	\$206,308	10,137,512	\$51,874	\$2	\$4	\$15	\$0.13	\$0.15	\$0.18	
Lanesboro	229	4.75%	27,108.16	94,722	5,803	88,919	4,302,959	27,108	2	5	18	0.16	0.19	0.22	
Mabel-Canton	228	4.20%	24,014.62	57,918	694	57,224	4,900,452	24,015	1	4	14	0.12	0.15	0.17	
Rushford-Peterson	239	6.91%	39,439.71	147,382	2,061	145,321	7,507,597	39,440	2	4	15	0.13	0.16	0.18	
Houston	297	4.37%	24,947.41	80,899	1,105	79,794	3,288,149	24,947	2	5	22	0.19	0.23	0.27	
Spring Grove	299	9.47%	54,102.78	166,547	1,992	164,555	8,140,213	54,103	2	5	19	0.17	0.20	0.23	
Caledonia	300	11.87%	67,778.64	246,895	3,435	243,460	11,553,359	67,779	2	4	17	0.15	0.18	0.21	
La Crescent-Hokah	533	9.66%	55,167.68	262,117	3,409	258,708	8,459,303	55,168	2	5	19	0.16	0.20	0.23	
Dover-Eyota	811	6.91%	39,441.12	114,268	2,950	111,318	9,681,085	39,441	1	3	12	0.10	0.12	0.14	
Wabasha-Kellogg	857	8.13%	46,425.99	141,616	2,089	139,527	7,918,969	46,426	2	4	17	0.15	0.18	0.21	
Lewiston-Altura	858	10.14%	57,890.53	245,242	1,115	244,127	9,877,059	57,891	2	4	17	0.15	0.18	0.21	
St. Charles	2899	14.53%	82,971.42	339,454	4,688	334,766	15,565,452	82,971	2	4	15	0.13	0.16	0.19	
Plainview-Elgin-Millville		100%	\$571,162.50	\$2,106,262	\$32,235	\$2,074,027									

Note: Pupil unit estimates and lease levy capacity as of the taxes payable 2023 levy certification worksheets.

\*\* Taxes payable 2023 values are preliminary, taxes payable 2024 assume a 5% growth from prior year.

## Exceptional Teams Empowering Exceptional Students

CALEDONIA ♦ CHATFIELD ♦ DOVER-EYOTA ♦ HOUSTON ♦ LACRESCENT-HOKAH ♦ LANESBORO ♦ LEWISTON-ALTURA ♦ MABEL-CANTON  
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Page 4 of 5

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**Gary Benson, Kraus-Anderson Director of Project Planning & Development, presents key steps in project management (emailed 5.24.2023).**

- **PURCHASE AGREEMENT:** HVED needs to finalize terms and negotiations with the building/property owner. You will need legal help on developing an appropriate Purchase Agreement, so we can all move forward in confidence.

- **DESIGN REQUIREMENTS:** Now that HVED has identified the extent of the Mall space you will purchase, ISG needs to revisit the final space for existing conditions from which they can develop a concept plan that can be budget-priced by KA. (*Walkthrough with ISG is set for next Wednesday, May 31.*)

Besides code compliance issues and identified infrastructure and envelope issues, the architects and engineers need to document and show, space-by-space what improvements and program requirements HVED will need. We know that after committing to the purchase price, that you want to keep costs down, and are hoping to use some of the areas “as is”. But, PLEASE DON’T MINIMIZE THIS STEP JUST TO KEEP COSTS DOWN! If you short areas of critical need, it will become apparent quickly and staff will struggle not only with their support of this campus solution, but also with delivering your special programs to needy students. You need staff buy-in here!

- **PROJECT BUDGETING:** Once KA has adequate concept plans and construction scope information, we can develop a detailed estimate of construction and other project soft costs (fees, permits, testing, furnishings, contingency) to give you a full picture to review and make cost and design decisions on.

- **FINANCING:** Ehlers, your F.A. for the project needs to develop the financing plan that fits the overall project cost needs, including the tax impact by member district, for review by your board, Superintendents and member district boards.

- **CONSTRUCTION PHASE:** This is still to be determined, and KA can provide input on this once we have an identified scope and cost, as well as the date that HVED will own the building.

- **DISPOSAL OF EXISTING:** Maybe you already know what HVED will do with the current District Office building and any other owned properties (like the Kellogg school building), but this will need figuring out. Also, any lease spaces you may be in now might have minimum “notifications” to get out of lease contract obligations.

- **TIMELINE:** An overall timeline, including key milestone dates, needs to be developed collaboratively — with all of our input — but not by tonight! More likely we can develop this in the weeks ahead as we get clarity on a number of above items, and share it with your Superintendents and Board a month from now at your June meetings. Just know that this will be a moving target for a while as info is gathered and assimilated.

**The biggest HEADLINE is: “HVED is Moving Forward with Purchase of Winona Mall for Single-Campus Solution”!**

**Gary D. Benson | Director of Project Planning & Development**

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***Together, strengthening the communities we serve***

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***Exceptional Teams Empowering Exceptional Students***

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## Updated 5.24.2023 DRAFT Allocation Per District (without Houston) for \$6M, repayment over 15 and 20 years:

Note: ISD No 294 (Houston) has been removed.

The K12 Finance Bill includes a provision that allows districts that are members of a co-op to levy \$65 per pupil toward a cooperative building. The attached spreadsheet includes allocation numbers you've seen previously, but now incorporates a calculation that references the \$65 per pupil of levy authority.

### Shelby McQuay

Senior Municipal Advisor | Managing Director

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#### Hiawatha Valley Education District

May 23, 2023

Pay 2024 Lease Levy Capacity and Estimated Tax Impact for Lease Purchase Payments

Lease Purchase (COP) Options  
15 Year Term

#### \$6 Million Certificate of Participation

District	ISD No.	Proportionate Share	Annual Lease Payment Allocation	Regular Lease Levy Limit \$212 per pupil	Co-op Lease Levy Limit \$65 per pupil	Current Approved Leases	Available Co-op Authority	Use of Co-Op Lease Levy Authority	Remaining Co-op Authority	Use of Regular Lease Levy Authority	Remaining Regular Lease Levy Authority	Levy Increase	Estimated Annual Tax Impact Beginning in Taxes Payable 2024					
													\$50,000 Home**	\$100,000 Home**	\$300,000 Home**	\$5,000 Homestead Acre**	\$6,000 Homestead Acre**	\$7,000 Homestead Acre**
Chatfield	227	9.08%	\$51,874.43	\$209,202	\$64,142	\$2,894	\$61,248	\$51,874	\$9,374	\$0	\$209,202	\$51,874	\$2	\$4	\$12	\$0.13	\$0.15	\$0.18
Lanesboro	229	4.75%	27,108.16	94,722	29,042	3,803	23,239	23,239	0	3,869	90,852	27,108	2	3	18	0.16	0.19	0.22
Mabel-Canton	228	4.20%	24,014.62	97,918	17,758	694	17,064	17,064	0	6,931	50,967	24,015	1	4	14	0.12	0.15	0.17
Rushford-Peterson	239	6.91%	39,439.71	147,382	45,188	2,061	43,127	39,440	3,687	0	147,382	39,440	2	4	15	0.13	0.16	0.18
Spring Grove	297	4.37%	24,947.41	80,899	24,804	1,105	23,699	23,699	0	1,249	79,651	24,947	2	3	22	0.19	0.23	0.27
Caledonia	299	9.47%	54,102.78	166,547	51,064	1,992	49,072	49,072	0	5,031	165,516	54,103	2	3	19	0.17	0.20	0.23
La Crescent-Hokah	300	11.87%	67,778.64	246,895	75,699	3,435	72,264	67,779	4,485	0	246,895	67,779	2	4	17	0.15	0.18	0.21
Dover-Eyota	333	9.66%	55,167.68	262,117	80,366	3,409	76,957	55,168	21,789	0	262,117	55,168	2	3	19	0.16	0.20	0.23
Wabasha-Kellogg	811	6.91%	39,441.12	114,268	35,035	2,950	32,085	32,085	0	7,356	106,912	39,441	1	3	12	0.10	0.12	0.14
Lewiston-Altura	857	8.13%	46,425.99	141,616	43,420	2,089	41,331	41,331	0	5,095	136,521	46,426	2	4	17	0.15	0.18	0.21
St. Charles	858	10.14%	57,890.53	245,242	75,192	1,115	74,077	57,891	16,187	0	245,242	57,891	2	4	17	0.15	0.18	0.21
Plainview-Elgin-Millville	2899	14.53%	82,971.42	339,454	104,078	4,688	99,390	82,971	16,418	0	339,454	82,971	2	4	15	0.13	0.16	0.19
		100%	\$971,162.50	\$2,106,262	\$645,788	\$32,235	\$613,553	\$541,612		\$29,551	\$2,076,711	\$971,163						

Note: Pupil unit estimates and lease levy capacity as of the taxes payable 2023 levy certification worksheets.

\*\* Taxes payable 2023 values are preliminary, taxes payable 2024 assume a 5% growth from prior year.

Lease Purchase (COP) Options  
20 Year Term

#### \$6 Million Certificate of Participation

District	ISD No.	Proportionate Share	Annual Lease Payment Allocation	Regular Lease Levy Limit \$212 per pupil	Co-op Lease Levy Limit \$65 per pupil	Current Approved Leases	Remaining Co-op Authority	Use of Co-Op Lease Levy Authority	Remaining Co-op Authority	Use of Regular Lease Levy Authority	Remaining Regular Lease Levy Authority	Levy Increase	Estimated Annual Tax Impact Beginning in Taxes Payable 2024					
													\$50,000 Home**	\$100,000 Home**	\$300,000 Home**	\$5,000 Homestead Acre**	\$6,000 Homestead Acre**	\$7,000 Homestead Acre**
Chatfield	227	9.08%	\$43,349.60	\$209,202	\$64,142	\$2,894	\$61,248	\$43,350	\$17,899	\$0	\$209,202	\$43,350	\$1	\$3	\$12	\$0.11	\$0.13	\$0.15
Lanesboro	229	4.75%	22,653.32	94,722	29,042	3,803	23,239	22,653	586	0	94,722	22,653	2	4	15	0.13	0.16	0.18
Mabel-Canton	228	4.20%	20,068.16	97,918	17,758	694	17,064	17,064	0	3,005	54,914	20,068	1	3	12	0.10	0.12	0.14
Rushford-Peterson	239	6.91%	32,958.35	147,382	45,188	2,061	43,127	32,958	10,169	0	147,382	32,958	1	3	13	0.11	0.13	0.15
Spring Grove	297	4.37%	20,847.65	80,899	24,804	1,105	23,699	20,848	2,851	0	80,899	20,848	2	3	18	0.16	0.19	0.22
Caledonia	299	9.47%	45,211.75	166,547	51,064	1,992	49,072	45,212	3,860	0	166,547	45,212	2	4	16	0.14	0.17	0.19
La Crescent-Hokah	300	11.87%	56,640.18	246,895	75,699	3,435	72,264	56,640	15,624	0	246,895	56,640	1	4	14	0.12	0.15	0.17
Dover-Eyota	333	9.66%	46,101.65	262,117	80,366	3,409	76,957	46,102	30,855	0	262,117	46,102	2	4	16	0.14	0.16	0.19
Wabasha-Kellogg	811	6.91%	32,959.53	114,268	35,035	2,950	32,085	32,085	0	874	113,394	32,960	1	2	10	0.09	0.10	0.12
Lewiston-Altura	857	8.13%	38,796.54	141,616	43,420	2,089	41,331	38,797	2,934	0	141,616	38,797	1	4	14	0.12	0.15	0.17
St. Charles	858	10.14%	48,377.03	245,242	75,192	1,115	74,077	48,377	25,700	0	245,242	48,377	1	4	14	0.12	0.15	0.17
Plainview-Elgin-Millville	2899	14.53%	69,336.24	339,454	104,078	4,688	99,390	69,336	30,054	0	339,454	69,336	1	3	13	0.11	0.13	0.16
		100%	\$477,300.00	\$2,106,262	\$645,788	\$32,235	\$613,553	\$473,421		\$3,879	\$2,102,384	\$477,300						

Note: Pupil unit estimates and lease levy capacity as of the taxes payable 2023 levy certification worksheets.

\*\* Taxes payable 2023 values are preliminary, taxes payable 2024 assume a 5% growth from prior year.

## Exceptional Teams Empowering Exceptional Students

CALEDONIA ♦ CHATFIELD ♦ DOVER-EYOTA ♦ HOUSTON ♦ LACRESCENT-HOKAH ♦ LANESBORO ♦ LEWISTON-ALTURA ♦ MABEL-CANTON  
PLAINVIEW-ELGIN-MILLVILLE ♦ RUSHFORD-PETERSON ♦ ST. CHARLES ♦ SPRING GROVE ♦ WABASHA-KELLOGG  
BLUFFVIEW MONTESSORI CHARTER SCHOOL ♦ RIDGEWAY COMMUNITY CHARTER SCHOOL ♦ ROLLINGSTONE COMMUNITY CHARTER SCHOOL